

IN RE: PETITION FOR SPECIAL HEARING

E. side of York Road, 0' S. of the
c/l of Haddington Road
8th Election District
4th Councilmanic District
1623 York Road
George P. Karageorgos
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 99-308-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for special hearing filed by the legal owner of the subject property, George Karageorgos. The Petitioner requested a special hearing for property located at 1623 York Road, which property is zoned R.O. This special hearing request is to approve an accessory sales of bridal gowns and related accessories within the already existing photographic studio as approved in zoning Case No. 74-22-A and to amend the site plan. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the special hearing request was George Karageorgos. Appearing in opposition to the Petitioner's request was John Austin, a nearby resident.

Testimony and evidence indicated that the property which is the subject of this special hearing request consists of a gross area of 8,666 sq. ft., zoned R.O. The subject property is located at the intersection of York Road and Haddington Road. The property is improved with a 1 ½ story brick and framed dwelling, wherein Mr. George Karageorgos resides. In addition to living in the house with his wife and son, the Petitioner operates a photographic studio from within the house. The photograph studio was approved in Case No. 74-22-A. Furthermore, the Petitioner's wife operates a small day care from the subject property. Petitioner now requests a special hearing to approve the sales of bridal gowns and related wedding accessories from the subject structure. Photographs of the property and the testimony indicated that the Petitioner recently spent \$18,500.00 constructing large display windows on the side of the house facing York Road, for the purpose of displaying

ORDER RECEIVED FOR ZONING

Date

6/10/99
R. J. J. J. J.

bridal gowns and portraits. In addition, Mr. Karageorgos testified that he spent approximately \$22,000.00 on bridal gown inventory which is currently stored within his dwelling. The Petitioner testified that his health has been poor recently and he has been unable to vigorously pursue his photography business. He, therefore, is attempting to bolster his income by selling bridal gowns and accessory items from the subject dwelling.

The Petitioner offered many exhibits, including photographs and maps of his property and surrounding area. In addition, photographs were submitted of the volume of traffic that travels York Road in front of his home. He also submitted photographs of the many other businesses that surround his property. He testified that, given the extreme commercial nature of all surrounding properties around his, he should be permitted to sell bridal gowns from his dwelling.


Appearing in opposition to the Petitioner's request was John Austin, a nearby resident. Mr. Austin is strongly opposed to the Petitioner's request in that, in addition to serving as a residential dwelling, the house is also being utilized as a photography studio and a day care center. Mr. Austin and many of his neighbors believe that the property is being over utilized at this time. Furthermore, Mr. Austin argued that retail sales are not permitted in property zoned R.O. and that the Petitioner would need B.L. zoning for such a use.

After considering the testimony and evidence offered by the property owner, as well as Mr. Austin, I find that the Petitioner's request for special hearing, to allow the sales of bridal gowns and related accessories within his dwelling, should be denied. The Petitioner's property is zoned R.O. and that classification of zoning does not permit retail sales of bridal gowns and related accessories on that property. Therefore, I have no alternative but to deny the Petitioner's special hearing request. The proper course of action for the Petitioner to take would be to seek a reclassification of his property's zoning from R.O. to B.L. Apparently, the Petitioner has attempted to do this in the

past and has been unsuccessful. However, R.O. zoning simply does not permit that which he is requesting. Therefore, the special hearing is denied.

THEREFORE, IT IS ORDERED this 10th day of June, 1999, by this Deputy Zoning Commissioner, that the special hearing request, to allow the sales of bridal gowns and related accessories within his dwelling, in accordance with Petitioner's Exhibit No. 1, be and is hereby DENIED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and in accordance with Section 501 of the Baltimore County Zoning Regulations.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/10/99
By R. Jameson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 11, 1999

Mr. George P. Karageorgos
1623 York Road
Lutherville, Maryland 21093

Re: Petition for Special Hearing
Case No. 99-308-SPH
Property: 1623 York Road

Dear Mr. Karageorgos:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: John A. Austin, Esquire

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Was Home Occ. under 74-22-A
Do as a Res. Lot.

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1623 York Rd.
which is presently zoned Ro

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

accessory sales of bridal gowns and related accessories within the already existing photographic studio as approved in zoning case # 74-22-A and to amend said case and plan.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

George P. Karageorgos
Name - Type or Print _____

George P. Karageorgos
Signature _____

Name - Type or Print _____

Signature _____

1623 York Rd. 410-825-1411 ^{day}
Address _____ Telephone No. _____

Lutherville, MD 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK Date 2/9/99

Case No. 99-308-SPH

ORDER RECEIVED FOR FILING
Date 6/10/99
By [Signature]

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1623 YORK RD. LUTHERVILLE MD 21093

Beginning at a point on the EAST side of YORK RD which is 70 feet wide at the distance of -0- feet South of the centerline of the nearest improved intersecting street HADDINGTON RD which is 50 feet wide. Being Lot # 1 Block J Section == in the subdivision of york manor as recorded in Baltimore County Plat Book #GLB No. 23 Folio # 5 containing 9,457 Sq. Ft. Also known as 1623 YORK RD and located in the 8 Election District 4 Councilmanic District.

99-308-SPH

#308

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-808-SPH
1823 York Road
SEC York and Haddington
Roads
8th Election District
4th Councilmanic District
Legal Owner(s):
George P. Karageorgos.
Special Hearing: to approve
sales of bridal gowns and ac-
cessories and to amend zon-
ing case #74-22-A.

Hearing: Wednesday, March
31, 1999 at 2:00 p.m. in
Room 407, County Courts
Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT:
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

3/153 March.11 C296484

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/11/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 3/11/, 1999

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063730

DATE 2/9/99 ACCOUNT RD01-6150

AMOUNT \$ 50.00

RECEIVED FROM: George P. Kava Georgos

FOR: residential special hearing

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 308

PAID RECEIPT

PROCESS ACTUAL TIME
2/10/1999 2/09/1999 15:15:29

REG WS01 CASHIER CLERK CML DRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 089149

OFLN

CR NO. 063730

50.00 CASH

Baltimore County, Maryland

99-308-SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RESCHEDULED DATE

RE Case No. 99-308-SPH

Petitioner/Developer KARAGEORGES

% J. LICHTER, ESQ

Date of Hearing/Closing: 5/19/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1623 YORK RD

The sign(s) were posted on RESCHEDULE

5/1/99
(Month, Day, Year)

Sincerely,

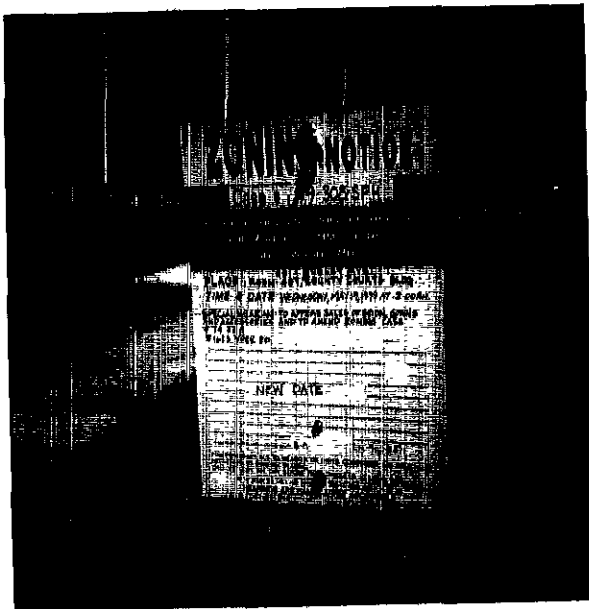
Patrick M. O'Keefe, 5/2/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857
(Telephone Number)



NEW DATE 99-308 SPH

#1623 YORK RD.
KARAGEORGES

#1623 YORK

H. 5/19/99 @ 200

RE: PETITION FOR SPECIAL HEARING
1623 York Road, SEC York Rd and Haddington Rd,
8th Election District, 4th Councilmanic

Legal Owners: George P. Karageorgos

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-308-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owners George P. Karageorgos, 1623 York Road, Lutherville, MD 21093, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 23, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-308-SPH
1623 York Road
SEC York and Haddington Roads
8th Election District – 4th Councilmanic District
Legal Owner: George P. Karageorgos

Special Hearing to approve sales of bridal gowns and accessories and to amend zoning case #74-22-A.

HEARING: Wednesday, March 31, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: George P. Karageorgos

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 16, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
March 11, 1999 Issue – Jeffersonian

Please forward billing to:

George P. Karageorgos
1623 York Road
Lutherville, MD 21093

410-825-1411

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-308-SPH
1623 York Road
SEC York and Haddington Roads
8th Election District – 4th Councilmanic District
Legal Owner: George P. Karageorgos

Special Hearing to approve sales of bridal gowns and accessories and to amend zoning case #74-22-A.

HEARING: Wednesday, March 31, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-308-SPH

Petitioner: GEORGE P. Karageorgos

Address or Location: 1623 York Rd. Lutherville

PLEASE FORWARD ADVERTISING BILL TO:

Name: George P. Karageorgos

Address: 1623 York Rd. Lutherville, MD 21093

Telephone Number: 410-825-1411

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-308-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to permit the accessory sale
of bridal gowns and associated accessories in an existing
photographic studio as approved in zoning case # 74-22-13
and to amend said case and plan.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1999

Mr. George Karageorgos
1623 York Road
Lutherville, MD 21093

RE: Case No.: 99-308-SPH
Petitioner: George Karageorgos
Location: 1623 York Road

Dear Karageorgos:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 9, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 19, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 29, 1999
 Item Nos. 305, 306, 307, 308, 309,
 310, 312, and 313

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comment.

RWB:HJO:jrb

cc: File

ZONE0229.NOC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 22, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

298, 305, 307, (308) 309, 310, ~~311~~, 312,

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/22/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 305
306
308
310
311
312
313

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 4, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Special Hearing

INFORMATION:

Item Number: 308

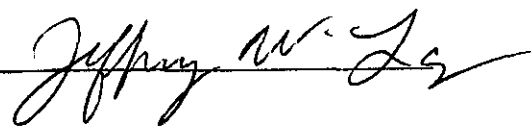
Petitioner: George P. Karageorgos

Zoning: RO

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

Accessory retail sales are not permitted in the RO zone; therefore, the Office of Planning recommends that the applicant's request be denied.

Section Chief: 
AFK/JL:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 2.19.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 308

TR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 9, 1999

John A. Austin, Esquire
101 East Chesapeake Avenue
Suite 200
Towson, MD 21286

Dear Mr. Austin:

RE: Zoning Case Number 99-308-SPH, 1623 York Road

This letter is to inform you that the hearing for the above property has been scheduled for Wednesday, May 19, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Sophia C. Jennings". The signature is stylized with a large, flowing "S" and "J".

Sophia C. Jennings
Zoning Review

scj

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

C. J. Abbott
DIRECTOR

BUILDING PERMIT

John R. Ring
BUILDINGS ENGINEER

PERMIT #: B322260 CONTROL #: MR DIST: 08 PREC: 15
DATE ISSUED: 10/28/97 TAX ACCOUNT #: 0822025380 CLASS: 06

PLANS: CONST 0 PLOT 0 R FLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 1623 YORK RD
SUBDIVISION: YORK MANOR

OWNERS INFORMATION

NAME: KARAGEORGEL, GEORGE AND EKATERINI, G.
ADDR: 1623 YORK RD.

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: ALTERATION TO INSTALL 3 BAY WINDOWS ON FRONT
OF SFD. 10X4=40SF EA

BLDG. CODE: 1 AND 2 FAM. CODE

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD AND ALTERATION

EXISTING USE: SFD

TYPE OF IMPRV: ALTERATION

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0095.70 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB: 33

SIDE SETB: NC

SIDE STR SETB:

REAR SETB: NC

2

301.2--Projections such as bay windows, chimneys, entrances, vestibules, balconies, eaves and leaders may extend into any required yard not more than 4 feet provided that such projections (excepting eaves) are not over 10 feet in length. [B.C.Z.R., 1955.]

301.3--No side and/or rear yard is required for a business or manufacturing use in that portion of any property located in a B.R., M.R., M.L.R., M.L., or M.H. zone if such side and/or rear line abuts on a railroad right-of-way or siding, to either of which it uses rail access. [B.C.Z.R., 1955; Bill No. 56, 1961.]

Section 302--HEIGHT AND AREA REGULATIONS FOR NEW RESIDENCES³
IN BUSINESS AND MANUFACTURING ZONES: [B.C.Z.R., 1955;
Resolution, November 21, 1956.]

Residences hereafter erected in business and manufacturing zones shall be governed by all height and area regulations for the predominant residence zone which immediately adjoins, or by R.6⁴ zone regulations if no residence zone immediately adjoins. [B.C.Z.R., 1955; Resolution, November 21, 1956.]

Section 303--FRONT YARD DEPTHS IN RESIDENCE AND BUSINESS ZONES.
[B.C.Z.R., 1955.]

303.1--In R.20,⁵ R.10,⁶ and R.6⁷ zones the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200' of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in R.20⁸ zones, 50 feet in R.10⁹ zones and 40 feet in R.6¹⁰ zones. In no case, however, shall non-residential principal buildings have front yards of less depth than those specified therefore¹¹ in the area regulations for R.20,¹² R.10¹³ and R.6¹⁴ zones respectively. [B.C.Z.R., 1955; Resolution, November 21, 1956.]

303.2--In B.L., B.M. and B.R. zones the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with permanent commercial buildings constructed of fire-resisting materials situate within 100' of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all lots within 100 feet on each side thereof which are improved as described above. [B.C.Z.R., 1955.]

88-108 YAREMA
91-247 MARTINO



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

BUILDING PERMIT

[Signature]
BUILDINGS ENGINEER

PERMIT #: B350399 CONTROL #: C- DIST: 08 PREC: 15
DATE ISSUED: 08/17/98 TAX ACCOUNT #: 0822025380 CLASS: 06

PLANS: CONST 0 PLOT 0 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 1623 YORK RD
SUBDIVISION: YORK MANOR

OWNERS INFORMATION

NAME: KARAGEORGEL, GEORGE AND EKATERINI, G.
ADDR: 1623 YORK RD. LUTHERVILLE, MD 21093

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: ALTERATION TO INSTALL 3 BAY WINDOWS FOR DISPLAY
ON FRONT OF EX PHOTO STUDIO. SEPARATE PERMIT
REQUIRED FOR ANY OTHER ADDITIONAL WORK.
120SF. CANCELS & REPLACES B322260. CHANGE IN
WORDING. EXPIRES 10/28/98. PLANS WAIVED-CEN.

BLDG. CODE: 1 AND 2 FAM. CODE

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

5,000.00 PROPOSED USE: SFD/PHOTO STUDIO & ALTERATION
EXISTING USE: SFD/PHOTO STUDIO

TYPE OF IMPRV: ALTERATION

USE: OTHER - NON-RESIDENTIAL

FOUNDATION:

BASEMENT:

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 9457SF

FRONT STREET:

SIDE STREET:

FRONT SETB: 33'

SIDE SETB: NC

SIDE STR SETB:

REAR SETB: NC

TIME: 13:09:25 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/17/1998
DATE: 05/19/1999 GENERAL PERMIT APPLICATION DATA PLC 13:54:21

PERMIT #: B322260 PROPERTY ADDRESS
RECEIPT #: A339193 1623 YORK RD
CONTROL #: MR SUBDIV: YORK MANOR
XREF #: B322260 TAX ACCOUNT #: 0822025380 DISTRICT/PRECINCT 08 15
OWNERS INFORMATION (LAST, FIRST)
FEE: 65.00 NAME: KARAGEORGEL, GEORGE AND EKATERINI, G.
PAID: 65.00 ADDR: 1623 YORK RD.
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 10/28/1997 NAME: GEORGE P. KARAGEORGOL
ISSUED: 10/28/1997 COMPANY: VALLEY STUDIOS
OCCPNY: ADDR1: 1623 YORK RD.
 ADDR2: 21093
INSPECTOR: 08R PHONE #: 825-1411 LICENSE #:
NOTES: JMC/VLC
CANCELLED BY B350399-8/17/98--JB

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 26, 1999

Mr. George Karageorgos
1623 York Road
Lutherville, MD 21093

Dear Mr. Karageorgos:

RE: Case Number 99-308-SPH, 1623 York Road

The above matter, previously assigned to be heard on Wednesday, March 31, 1999 has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

AJ:scj

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 2, 1999

Mr. George P. Karageorgos
1623 York Road
Lutherville, MD 21093

Dear Mr. Karageorgos:

RE: Case Number 99-308-SPH, 1623 York Road

The above matter, previously assigned to be heard on March 31, 1999 has been rescheduled for Wednesday, May 19, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the number "34" written below it.

Arnold Jablon
Director

AJ:scj

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

March 19 1997
I own the owner from 1623 North Rd
I am scheduled for a hearing on
March 31 case NR 99-308 SPH
I am to appearing or postponement
at this time. ~~Temporary~~
I will have surgery and am wearing
leg cast. Cancel.

George P Karagogeas

JOHN A. AUSTIN

ATTORNEY AND COUNSELOR AT LAW

101 EAST CHESAPEAKE AVENUE
SUITE 200
TOWSON, MARYLAND 21286

(410) 821-0882
FAX (410) 494-8087

April 1, 1999

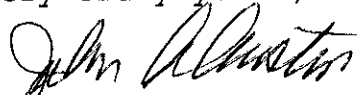
Baltimore County Office
of Zoning Administration and
Development Management and
Development Control
111 W. Chesapeake Avenue Room 109
Towson, Maryland 21204

Re: Request for Special Hearing
Case No. 99-308
George P. Karageorgos

Dear Sir:

Please be advised that the undersigned attends to participate in the above-captioned hearing as a protestant and I would therefore, be grateful if you would notify me of any future dates when this matter will be scheduled for a hearing before the Zoning Commissioner. The undersigned will be appearing individually as a property owner and as a representative of the York Manor Improvement Association.

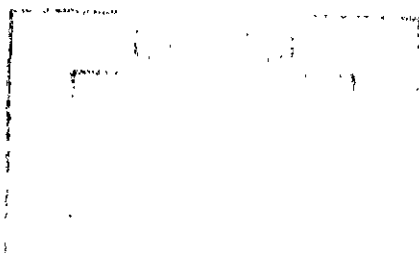
Very truly yours,



John A. Austin

JAA/as

cc: Arnold Jablon, Director
Department of Permits and
Development Management



GEORGE PSORAS, JR., CHARTERED
ATTORNEYS AT LAW

GEORGE PSORAS, JR.
GREGORY J. PSORAS
MONICA L. SCHERER

608 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
(410) 821-7070
FAX (410) 321-8906

1055 INGLETSIDE AVENUE
CATONSVILLE, MD 21228

DENNIS J. PSORAS
DAVID P. HENNINGER
Of Counsel

October 30, 1998

J. Shawn Alcarese, Esquire
Mercantile Building
409 Washington Avenue, Suite 707
Towson, Maryland 21204

RE: 1 Haddington Road
George & Ekatarinni Karageorgos

COPY

Dear Mr. Alcarese:

I have reviewed your letter denying the submission of plans regarding improvements made to the above property.

I would like to direct your attention to the Court of Special Appeals decision in the case of Lindner vs. Woytowitz, 37 Md.App. 652 (1977) wherein the Court explained that in a case of this nature, the homeowner had the right to submit plans post construction which the Association would be legally obligated to review in good faith.

There is no dispute that the York Road corridor in the area of this property is highly commercial and that the improvements which were made solely to the York Road side of the property enhanced the value of the property and in no way detract from the character of the neighborhood. The Association has full and detailed knowledge regarding the size, color, materials and dimensions of the improvements because they are already constructed on the premises. Your complaint that the plans are deficient in detail does not affect the substance of the dispute whatsoever, and if in fact that is the genuine reason why the submitted plans were not approved, my client will resubmit full detailed plans regarding the improvement.

J. Shawn Alcarese, Esquire

Page 2

October 30, 1998

Rather than quibble with formalistic details, I request that the Association reevaluate it's opinion and carry out it's duty to review the improvements in a reasonable good faith manner. If the Association believes that any changes regarding the materials, color or the like would be appropriate, please advise me. Otherwise, the disapproval appears to be made in bad faith without reviewing the substance of the matter, solely because Mr. Karageorges did not obtain prior written approval. If the Association does not carry out it's legal obligations to consider the improvements in good faith, my client reserves all rights to seek Injunctive Relief and damages. If my client does not hear from you within two weeks, I will have no recourse but to conclude that the Association's response is in bad faith and my client will take appropriate action to protect his interests.

Very truly yours,



GEORGE PSORAS, JR.

GP;JR:esm`

CC: Mr. & Mrs. George Karageorges

GEORGE PSORAS, JR., CHARTERED
ATTORNEYS AT LAW

GEORGE PSORAS, JR.
GREGORY J. PSORAS
MONICA L. SCHERER

608 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
(410) 821-7070
FAX (410) 321-8906

1055 INGLESIDE AVENUE
CATONSVILLE, MD 21228
(410) 788-2010

DENNIS J. PSORAS
DAVID P. HENNINGER
EDWIN S. MacVAUGH
Of Counsel

July 10, 1998

J. Shawn Alcarese, Esquire
Suite 707, 409 Washington Avenue
Towson, Maryland 21204

Ms. Patricia Jaramillo
President, York Manor
Improvement Association, Inc.
14 Haddington Road
Lutherville, Maryland 21093

RE: Improvements to 1623 York Road

Dear Sir and Madam:

My office has been retained by Mr. Karageorgos regarding the above matter.

Please find enclosed plans and specifications regarding the erection of bay windows on my client's property at the above address. Specifically, I have enclosed a plan drawing of the windows, color photograph of same, and copy of the building permit for the windows. Please review the submitted plan, photograph and building permit and advise me as soon as possible whether said improvements are to be approved by the Association.

Please contact my office if you need any further or additional information. Also, you may inspect the windows at your convenience if you need any further details regarding the nature of the improvement to the property.

My client tenders this submission expressly reserving all rights and defenses he may possess regarding the litigation known as York Manor Improvement Association, Inc. vs. George Karageorgos, et al, case number 03-C-98-1445. Thank you for your consideration of this matter.

Very truly yours,

GEORGE PSORAS, JR.

GP;JR:cam
enc.

LAW OFFICES
J. SHAWN ALCARESE

MERCANTILE BLDG.
409 WASHINGTON AVE., SUITE 707
TOWSON, MARYLAND 21204

TELEPHONE
(410) 337-3755
FAX (410) 337-3758

November 16, 1998

George Psoras, Jr., Esq.
608 Baltimore Avenue
Towson, Maryland 21204

RE: York Manor Improvement Association
vs. Karageorgos

Dear Mr. Psoras:

This is to acknowledge receipt of your letter of October 30, 1998.

Three (3) months after you received the decision of the York Manor Improvement Association Board of Directors that the purported "plans" that your client submitted for the then completed commercial alteration to the residence at 1 Haddington Road had been denied, you have now asked for a re-evaluation of that decision. The matter was resubmitted to the Board of Directors, and they have, once again, rejected the submission by the Karageorgoses, but not for deficient plans. My letter to you and your clients of August 4, 1998, is quite clear that the decision of the Board was based upon the intended commercial use of the alteration on the Karageorgos' residence. Although my correspondence noted the deficiencies of the purported "plans" that were submitted, along with the fact that the Karageorgoses erected the commercial addition to their property without any submission to or approval of the Board for this commercial alteration, my correspondence also quite clearly informs you and your client that the decision is based upon the intended commercial use by the Karageorgoses. This sort of use is in opposition to the residential nature of the property as well as the other properties within the York Manor Community. Preserving the residential nature of the community is the exact purpose of the restrictive covenants and it is the duty of the Board to enforce the covenants in accordance with their intended purpose. Your request, and the Karageorgoses' persistent and continued request to have the Board and the community violate the nature of the covenants, will destroy the legal enforceability of those covenants and ultimately the residential nature of their community. Your argument that the "York Road corridor" is the intended neighborhood here has been litigated by Mr. Karageorgos on at least two (2) occasions and by the previous owner on at least one (1) occasion. The covenants have been enforced each and every time and the Court has loudly proclaimed that a request to have "spot exemptions" to covenants is not legally permissible.

George Psoras, Jr., Esq

November 16, 1998

RE: York Manor Improvement Association
vs. Karageorgos

The Board of Directors once again has determined that your client's commercial addition to this property is not in keeping with the covenants or the residential nature of this community and will not be approved.

Very truly yours,

J. Shawn Alcarese

JSA/g

LAW OFFICES
J. SHAWN ALCARESE

MERCANTILE BLDG.
409 WASHINGTON AVE., SUITE 707
TOWSON, MARYLAND 21204

TELEPHONE
(410) 337-3755
FAX (410) 337-3758

August 4, 1998

George Psoras, Jr., Esq.
608 Baltimore Avenue
Towson, Maryland 21204

Mr. George Karageorgos
Mrs. Ekatarinni Karageorgos
1 Haddington Road
Lutherville, Maryland 21093

RE: Purported Plans Submitted to Alterations
Made to 1 Haddington Road

Dear Sirs and Madam:

Please accept this as response to the submission of what purported to be plans and specifications regarding the addition of commercial display windows to the property known as 1 Haddington Road/1623 York Road. The purported plans were received under cover of Mr. Psoras' letter dated July 10, 1998.

The Board of the York Manor Improvement Association met on Tuesday, July 21, 1998 and, at that meeting, the submission for approval of the alterations to 1 Haddington Road/1623 York Road was considered, discussed, and, following a vote of all Board members present, unanimously was not approved. It should be noted that the restrictive covenants applicable to 1 Haddington Road/1623 York Road require that no addition of exterior alteration of any building may be commenced prior to the approval of plans and specifications of such addition or alteration. The plans and specifications, according to the restrictive covenants, must show all details of the proposed alteration or addition and must also show, on the plans themselves, the colors proposed to be used on the exterior surfaces. The purported plans that were submitted under Mr. Psoras' cover of July 10, 1998 do not meet the requirements of the plans and specifications that are to be submitted pursuant to the restrictive covenants. Additionally, the submission with the plans of the building permit obtained by Mr. Karageorgos has obviously not been submitted in good faith since, as your client is well aware, the permit was revoked by the Baltimore County authorities on January 13, 1998, despite the fact that Mr. Karageorgos had completed the alteration to his property.

It was the decision of the York Manor Improvement Association Board of Directors that the illuminated commercial display windows erected to the exterior of 1 Haddington Road/1623 York Road detract from the residential nature of the property and that these completed alterations are inconsistent with the character and keeping of the other properties within York Manor.

George Psoras, Jr., Esq.
Mr. George Karageorgos
Mrs. Ekatarinni Karageorgos

August 4, 1998

RE: Purported Plans Submitted to Alterations
Made to 1 Haddington Road

In that approval for the already completed addition of illuminated commercial windows to 1 Haddington Road/1623 York Road has been denied, demand is hereby once again made that the Karageorgoses immediately remove the illegal addition.

Very truly yours,

J. Shawn Alcarese

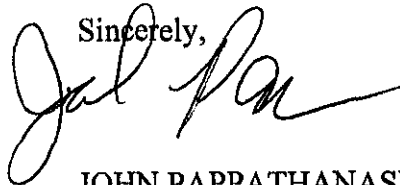
JSA/g
cc: York Manor Improvement Association

TO WHOM IT MAY CONCERN:

RE: 1623 York Road, corner of Haddington Road
George Karageorgos


I am the owner of 3 Haddington Road, Lutherville, Maryland 21093, immediately next to the above property, and I have no objection to Mr. Karageorgos conducting a commercial business out of his property at the above address.

Sincerely,



JOHN PAPPATHANASIOU

Dated 3-22-99



MY COMMISSION EXPIRES MAY 1, 2001

Notary Public

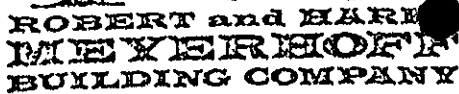
To whom it may concern:

I,
a resident at
was visited by Mr. George Karageorgos of 1 Haddington Road and
requested to sign a petition concerning a commercial sign on his
property.

At that time I was not aware of all the facts concerning the
covenant restrictions governing 1 Haddington Road and the
implications such a petition might have.

I have carefully reconsidered my position and wish my
signature to the said petition be considered null and void.

Yours truly,


ROBERT and HARRY
MEYERHOFF
BUILDING COMPANY

◆ 6301 Reisterstown Road ◆ Baltimore 15, Maryland ◆ Phone FLeetwood 8-1900

October 10, 1962

YORK MANOR IMPROVEMENT ASSN., INC.
Lutherville, Maryland

Attention: B. MEYER, Secretary

Re: VALLEY STUDIOS
Lots 1-3-5 Haddington Road

Gentlemen:

This will advise that we have no objections to the plans for the business operation of VALLEY STUDIOS at these premises, provided the same are in accord with the plans submitted, and the Resolution of the Association.

Very truly yours,

ROBERT & HARRY MEYERHOFF
BUILDING COMPANY

SAMUEL M. TRIVAS
Assistant to the President

SMT/vw
cc: Mr. Gillespie

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

YORK MANOR IMPROVEMENT
ASSOCIATION, INC.

Plaintiff

vs.

GEORGE KARAGEORGOS and
EKATARINI KARAGEORGOS

Defendants

Case # 03-C-98-1445

ORDER

Upon the foregoing Motion to Revise Judgment and any response thereto, having been read and considered, it is hereby this 25 day of March, 1999 by the Circuit Court for Baltimore County,

ORDERED, that the Judgment entered by this Court against the Defendants on June 15, 1998 be and the same is hereby vacated and stricken; and it is further

ORDERED that the Plaintiff's Complaint be and the same is hereby Dismissed; or alternatively

ORDERED that this matter be scheduled and otherwise proceed to trial on the merits.

JUDGE

3/25/99

True Copy Test
SUZANNE MENSCH, ClerkPer Ganada O'Hall
Assistant Clerk

FILED MAR 25 1999

YORK MANOR IMPROVEMENT
ASSOCIATION, INC.

Plaintiff

VS.

GEORGE KARAGEORGOS
and
EKATARINI KARAGEORGOS

Defendants

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE COUNTY

* Case No. 03-C-98-1445

ORDER

Upon consideration of Plaintiff's Motion for Summary Judgment, Affidavit and Memorandum,
it is this 15 day of June, 1998,

ORDERED, that the Plaintiff's Motion is hereby granted, and judgment is entered for the
Plaintiff declaring that the Restrictive Covenants recorded and applicable to Defendants' property
are enforceable, and that Defendants shall immediately remove the additions/alterations to their
property which were erected and maintained without first obtaining approval of Plaintiff.

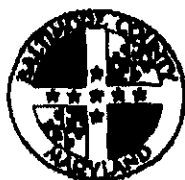
True Copy Test

SUZANNE MENSCH, Clerk

Per Garneta O'Hall
Assistant Clerk

John M. Henney
Judge

No opposition filed:

**BALTIMORE COUNTY, MARYLAND****DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT****TOWSON, MARYLAND 21204**
DIRECTOR**BUILDING PERMIT**
BUILDINGS ENGINEER

PERMIT #: B322260 CONTROL #: MR DIST: 08 PREC: 15
DATE ISSUED: 10/28/97 TAX ACCOUNT #: 0922025380 CLASS: 06

PLANS: CONST 0 PLOT 0 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 1623 YORK RD
SUBDIVISION: YORK MANOR

OWNERS INFORMATION

NAME: KARAGEORGE, GEORGE AND EKATERINI, G.
ADDR: 1623 YORK RD.

TENANT:

CONTR: OWNER

ENGR:

SELLER:

WORK: ALTERATION TO INSTALL 3 DAY WINDOWS ON FRONT
OF SFD. 10X4#40SF EA

BLOG. CODE: 1 AND 2 FAM. CODE

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD AND ALTERATION

EXISTING USE: SFD

TYPE OF IMPRV: ALTERATION

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0095.70 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB: 33

SIDE SETB: NC

SIDE STR SETB:

REAR SETB: NC

 Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 887-3391
Building Inspection: 887-3853

Plumbing Inspection: 887-3830
Electrical Inspection: 887-3880

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No.
103875

Name(s) George Karageorgis + Ekaterini Karageorgis
Address 1623 York Rd
Location of Violation (if different than address) _____
Election District 9th Permit No. 8322260 Case No. _____
Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____
§§ _____
§§ _____

Building Code (BOCA):

§§ 108.6
§§ _____
§§ _____

Investment Property Act (§7-86):

§§ _____
§§ _____

Plumbing Code (NSPC):

§§ _____
§§ _____

Other: §§ _____

Zoning Regulations:

§§ R.O. 214.3.1
§§ _____
§§ _____

Livability Code (§18-86):

§§ _____
§§ _____
§§ _____

Electrical Code (NEC):

§§ _____
§§ _____

Dwelling (CABO):

§§ _____
§§ _____

COMMENTS OR OTHER VIOLATIONS:

- ① Permit revoked because of false information (operating
store in SFD + retail sales + photo studio
- ② Retail business is not permitted in R.O zone

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
_____ FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: _____ INSPECTOR: _____

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: 2/13/98
DATE ISSUED: 2/13/98 INSPECTOR: Mike M. Lox

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY

VIOLATION SITE

PROPOSAL

Mike Smith
P.O.Box 9733
Baldwin Md. 21013

410-592-6812

SHEET NO.
DATE
12/3/97

PROPOSAL SUBMITTED TO:

1623 York Rd.
Lutherville Md. 21093
PHONE NO.
410-296-7878

WORK TO BE PERFORMED AT:

1623 York Rd.
DATE OF PLANS
ARCHITECT

WORK TO BE PERFORMED AT:
1623 York Rd.
DATE OF PLANS
ARCHITECT

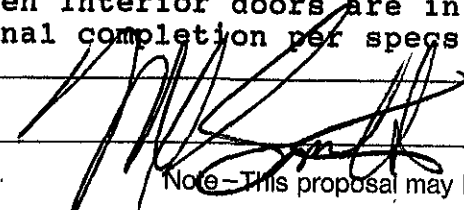
All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Eighteen thousand five hundred -----Dollars (\$ **18,500.00**)
with payments to be made as follows. 1) \$4000.00 upon acceptance of this proposal.
2) \$4000.00 when framed platforms are installed. 3) \$4000.00 when glass is installed and roof is in place. 4) \$4000.00 when interior doors are in place and ceramic floors in place. 5) \$2500.00 at final completion per specs.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Per

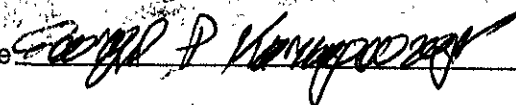


Note - This proposal may be withdrawn by us if not accepted within ____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature



Signature

Date 12/4/97

M.D.A.T. REAL PROPERTY SYSTEM

06/09/199

OWNER INFORMATION

BALTIMORE COUNTY

DISTRICT: 08 ACCT NO: 0822025380

USE: COMMERCIAL

OWNER NAME: KARAGEORGOS GEORGE P
KARAGEORGOS EKATERINI G
MAILING ADDRESS: 1623 YORK RD
LUTH-TIMONIUM

PRINCIPAL
RESIDENCE
YES

MD 21093-5649

TRANSFERRED
FROM: VENNES JOHN F

DATE: 10/23/1984 PRICE: \$85,000

DEED REFERENCE: 1) / 6805/ 692
2)

POTENTIAL TAX LIABILITY
HOMEOWNERS TAX CREDIT

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

06/09/199

OWNER INFORMATION

DISTRICT: 08 ACCT NO: 0822025380

USE: COMMERCIAL

OWNER NAME: KARAGEORGOS GEORGE P
KARAGEORGOS EKATERINI G
MAILING ADDRESS: 1623 YORK RD
LUTH-TIMONIUM

PRINCIPAL
RESIDENCE
YES

MD 21093-5649

TRANSFERRED
FROM: VENNES JOHN F

DATE: 10/23/1984 PRICE: \$85,000

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2)

POTENTIAL TAX LIABILITY
HOMEOWNERS TAX CREDIT

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO

<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

06/09/199

LOCATION INFORMATION

DISTRICT: 08 ACCT NO: 0822025380
NAME: KARAGEORGOS GEORGE P

USE: COMMERCIAL

PREMISE ADDRESS
1623 YORK RD

ZONING
RO

LEGAL DESCRIPTION
SE COR HADDINGTON RD
YORK MANOR

**STATE OF MARYLAND
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION**

DISTRICT	PROPERTY NUMBER	MAP	BLOCK	PARCEL
D	08 22 625380	61	13	285

FIELD WORK SHEET FOR COMMERCIAL PROPERTY

CARD NUMBER
10476

Owner	AGE	GRADE	CONST.	STORY	TYPE
KARAGEORGOS, GEORGE					

IMPROVEMENT LOCATION

1623 YORK RD

Tenant Valley Studios

Location	Last Reported Income	
Cost New		
Building No.	Phy. Cond.	Dimensions
Use CONU DWELL	Date Built 1963	Perimeter 194
Type FC	Grade	Sq. Ft. 1,604
Stories Split Foyer		Cu. Ft.

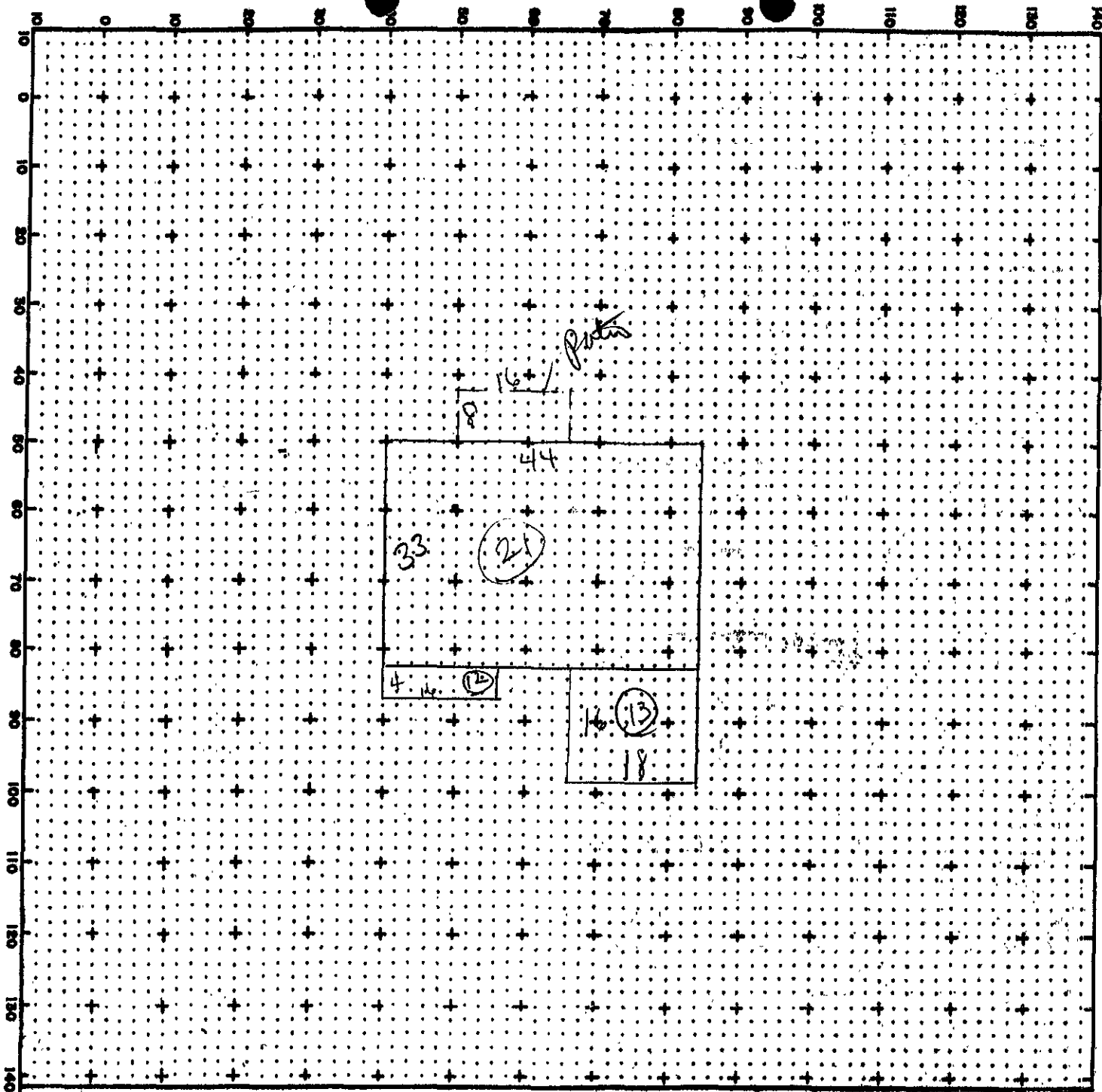
Exterior	Interior	Service Features
Foundation CB	Walls DW	Plumbing 2 Bath
Basement	Floors HW	Heating HW GAS RD
Walls FRAME	Partitions DW	Air Cond.
Roof ACRT	Ceilings DW	Sprinkler
	Lighting	Elevator

Page	19	19	19	19	19	19	19
Taxable Year	1990-91	1992-94					
Base Value	31990						
Other Charges	4950						
Style Adj.							
Story Adj.							
Grade Adj.							
	36940	36940					
Location/Time Adj.	365	392					
Replacement Cost New	134831	144804					
Depreciation (Physical)	-26%	26%					
Depreciation (Other)							
Full Value	99770	107150					
Assessed Value							

Yard Items	Lighting	Rail
Paving Asphalt		Stacks
Paving Concrete		Tanks
Fences		

	19	19	19	19	19	19	19
Yard Item Total							
Local/Time Adj.							
Reproduction Cost							
Depreciation							
Value							
Assessed Value							
Total Assessed Value							

Remarks: 64-18 1452 @ 1867 = 27108
 64-2 352 @ 1357 = 4774
 7192 Ag - Cnt



REMARKS:

RE: PETITION FOR VARIANCES :
SE/corner of York Road and
Haddington Road - :
8th District :
John G. Vennes - Petitioner :
NO. 74-22-A (Item No. 227) :

OF
BALTIMORE COUNTY

... ..
This Petition represents a request for a Variance to permit a

rear yard of twenty-two (22) feet instead of the required thirty (30) feet and
to permit a sign of fifteen (15) square feet instead of the permitted one (1)
square foot.

The property in question consists of a residential dwelling with a
home occupation (photographer's studio) and is located on the southwest
corner of York Road and Haddington Road, in the Eighth Election District
of Baltimore County.

Testimony indicated that the sixteen (16) by sixteen (16) foot
addition would be utilized by the Petitioner's eighty-two (82) year old
mother, who represented the fifth person to live in the dwelling. The
Petitioner's attorney further stated that it was not the intent of the Petitioner
to utilize the addition for expansion to the photographer's studio.

The site is bordered on the north, south, and east by residentially
zoned D.R. 16 property and on the west, or opposite side of York Road, by
commercial properties. The property was further described as being one
of the few remaining residences with frontage directly on York Road, between
Seminary Avenue and Ridgely Road.

During the course of the hearing, it was pointed out that the Petition
had been inadvertently advertised under Section 1B02.2B, which indicates
an other principle use in a residential zone. Since the use of the building
is predominately residential, the Variance should have been advertised
under Section 1B02.3B. The Petition was so amended.

ORDER RECEIVED FOR FILING

DATE August 1, 1973

BY *John G. Vennes*

After reviewing the above testimony and making an on-site field
inspection of the site, it is the opinion of the Deputy Zoning Commissioner
that the Petitioner is faced with hardship in maintaining a residence along
this particular section of York Road that carries twenty-seven thousand,
eight hundred (27,800) vehicles a day.

The sign in question is aesthetically pleasing and faces York Road
only and, as such, should have no detrimental effect on the area. The
residential addition will perpetuate the continued use of the dwelling for
residential purposes and should be beneficial rather than detrimental to
the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner
of Baltimore County, this 1st day of August, 1973, that the herein
Petition for Variances to permit a rear yard setback of twenty-two (22)
feet instead of the required thirty (30) feet and to permit a sign area of
fifteen (15) square feet instead of the required one (1) square foot, should
be and the same is GRANTED, from and after the date of this Order,
subject, however, to the following restrictions:

1. The area of the studio not be increased as a result of
the residential addition.
2. Strict compliance with the sign as shown on the photo-
graph submitted with this Petition and marked Petition-
er's Exhibit No. 1.
3. Approval of a site plan by the State Highway Admin-
istration, the Department of Public Works, and the
Office of Planning and Zoning.

John E. L. R.
Deputy Zoning Commissioner of
Baltimore County

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director



Dennis F. Rasmussen
County Executive

July 21, 1989

Mr. George P. Karageorgos
1623 York Road
Lutherville, Maryland 21093

Re: George P. Karageorgos
W-89-164

Dear Mr. Karageorgos:

We have reviewed your waiver application for the above property and have determined that a waiver for the CRG Plan and CRG Meeting would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-51).

Should you have any questions, please contact Frank Fisher, Chief, Current Planning and Development at 887-3335 or Pat Keller, Deputy Director of Planning at 887-3211.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "P.D. Fields".

P. David Fields, Director
Office of Planning and Zoning

DF:rh

cc: Robert Bowling, Developers Engineering Division M.S. 1208
David Thomas, Assistant Bureau Chief M.S. 1301
File

YORK ROAD

MELTON PLACE

WARD GATE

WENDSLOW PLACE

WENDSLOW ROAD

HADDINGTON EAST

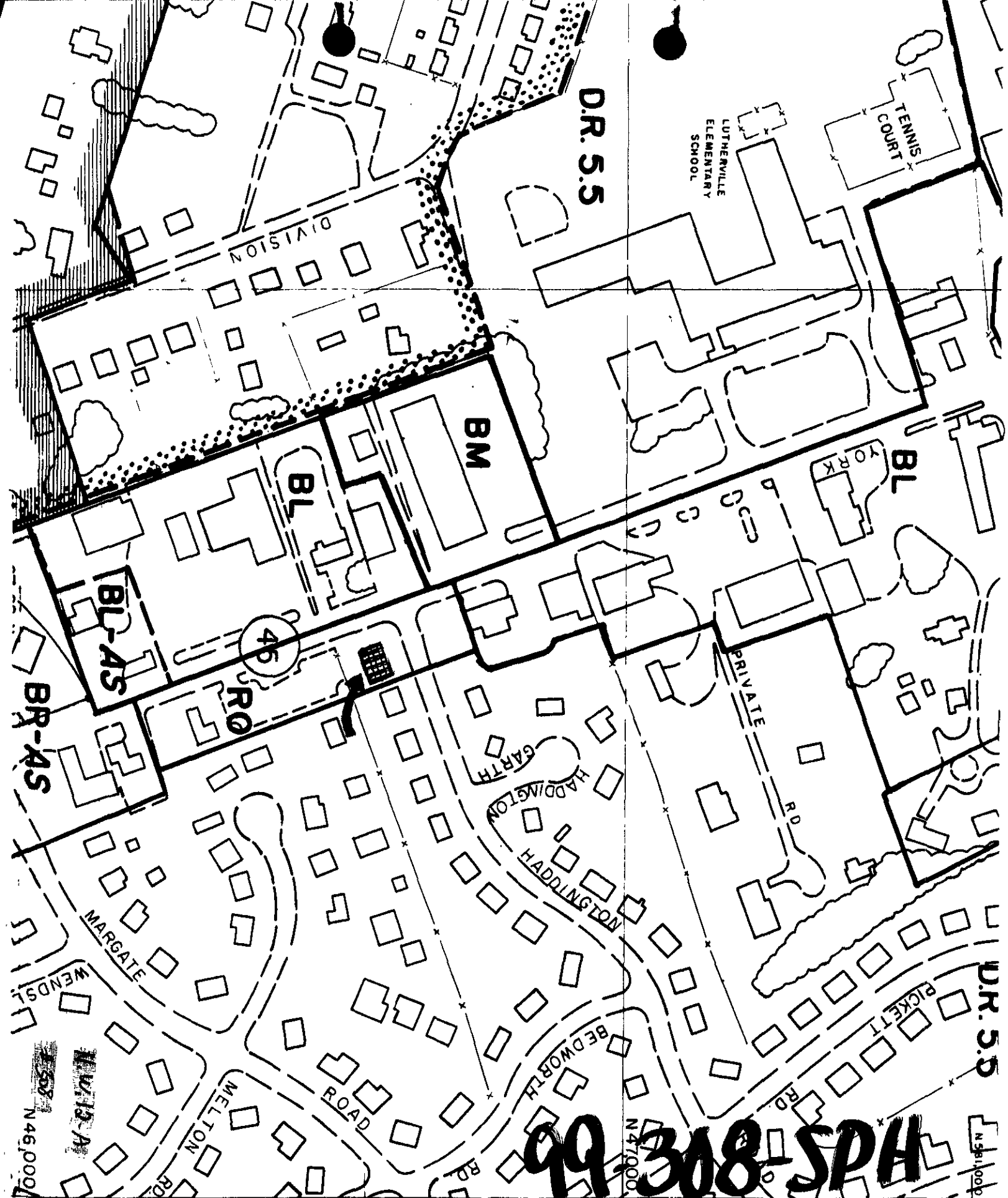
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1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739





DR. 5.5

LUTHERVILLE
ELEMENTARY
SCHOOL

TENNIS
COURT

BM

BL

BL

YORK

BL-AS

RD

BR-AS

PRIVATE
RD

MARGATE

WENDSLEY

MELTON RD

RD

GARTH

HADDINGTON

HADDINGTON

BEDWORTH

PICKETT RD

DR. 5.5

99-308-SPH

NSB 1000

NSB 1000

NE 12-A



Pot Ex #2

100

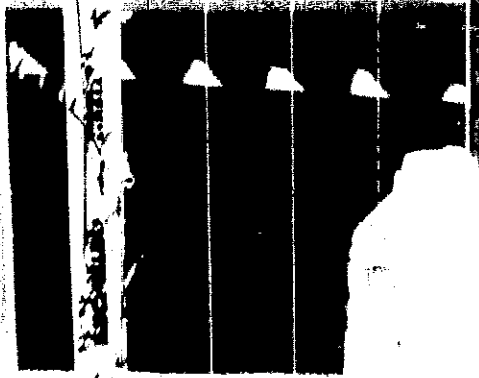
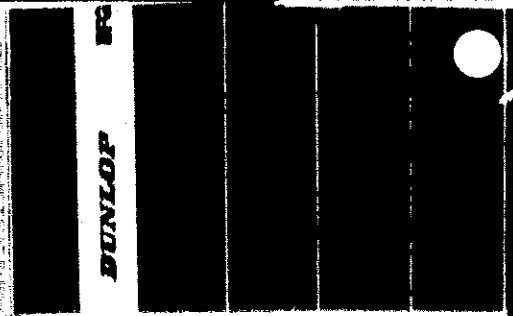
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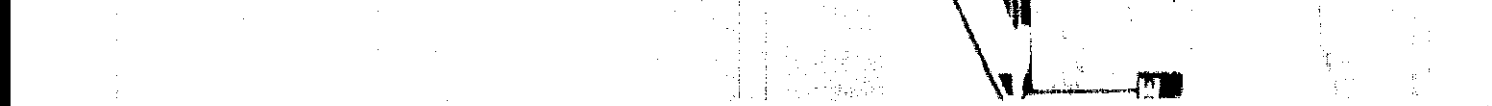
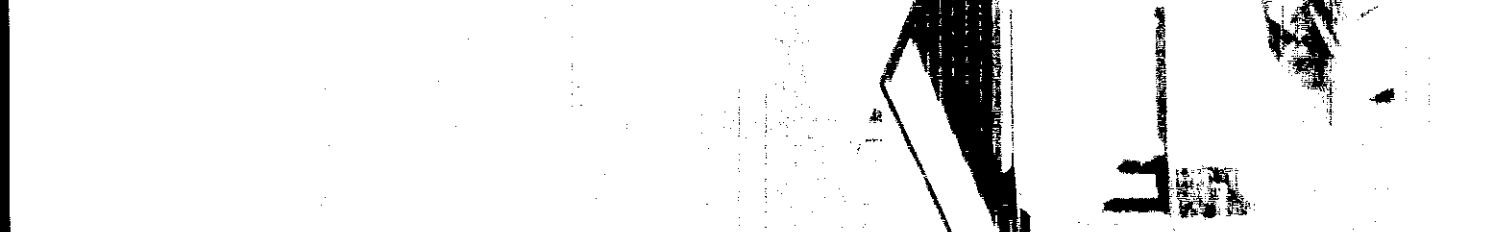
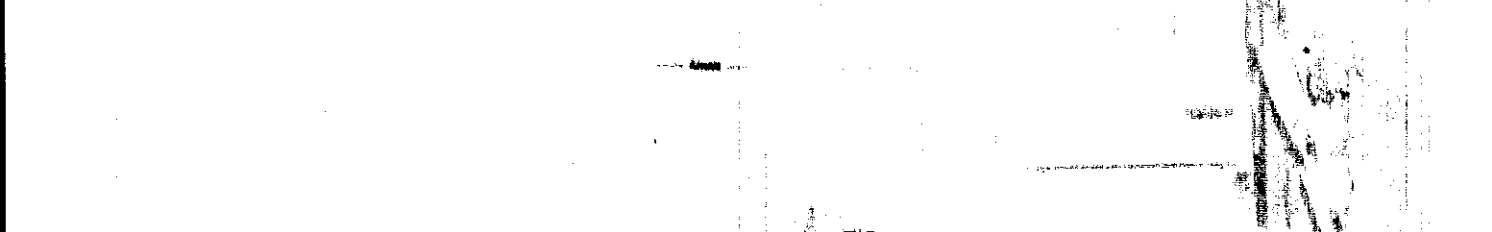
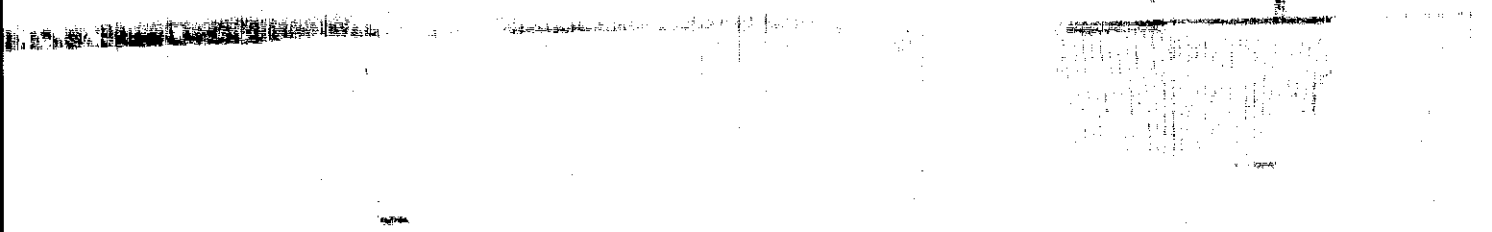
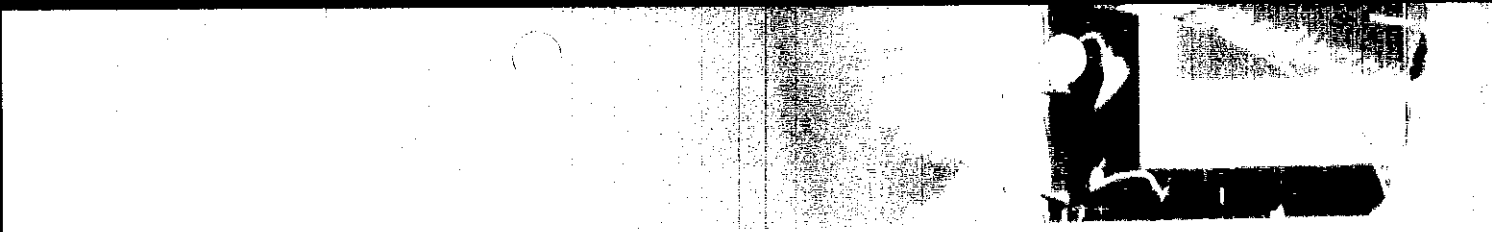
Body Boutique

FROM SOUTHERN

ANIMAL EMERGENCY CENTER

EX-16





MARCH 31 1998



MARCH 31 1998



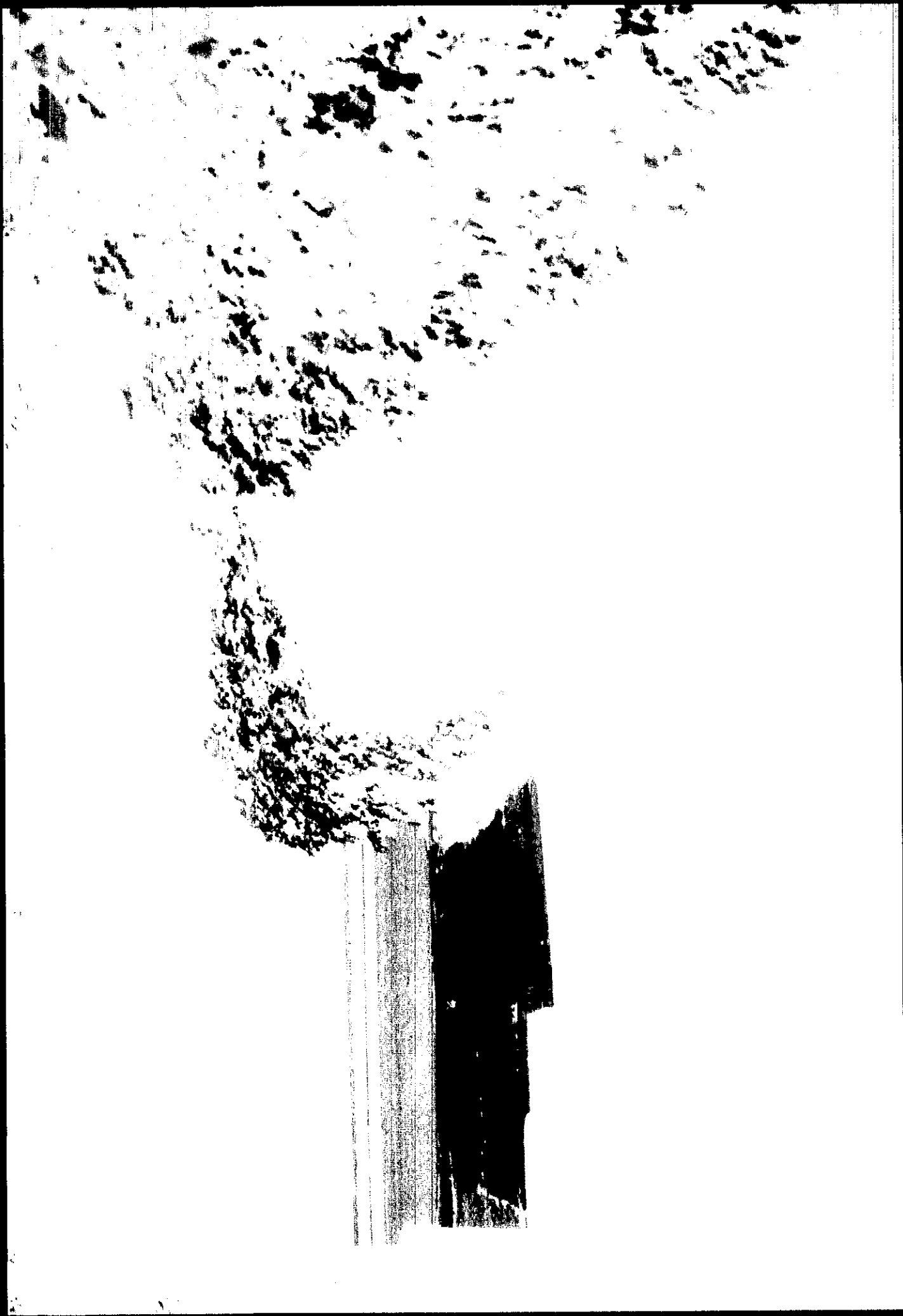


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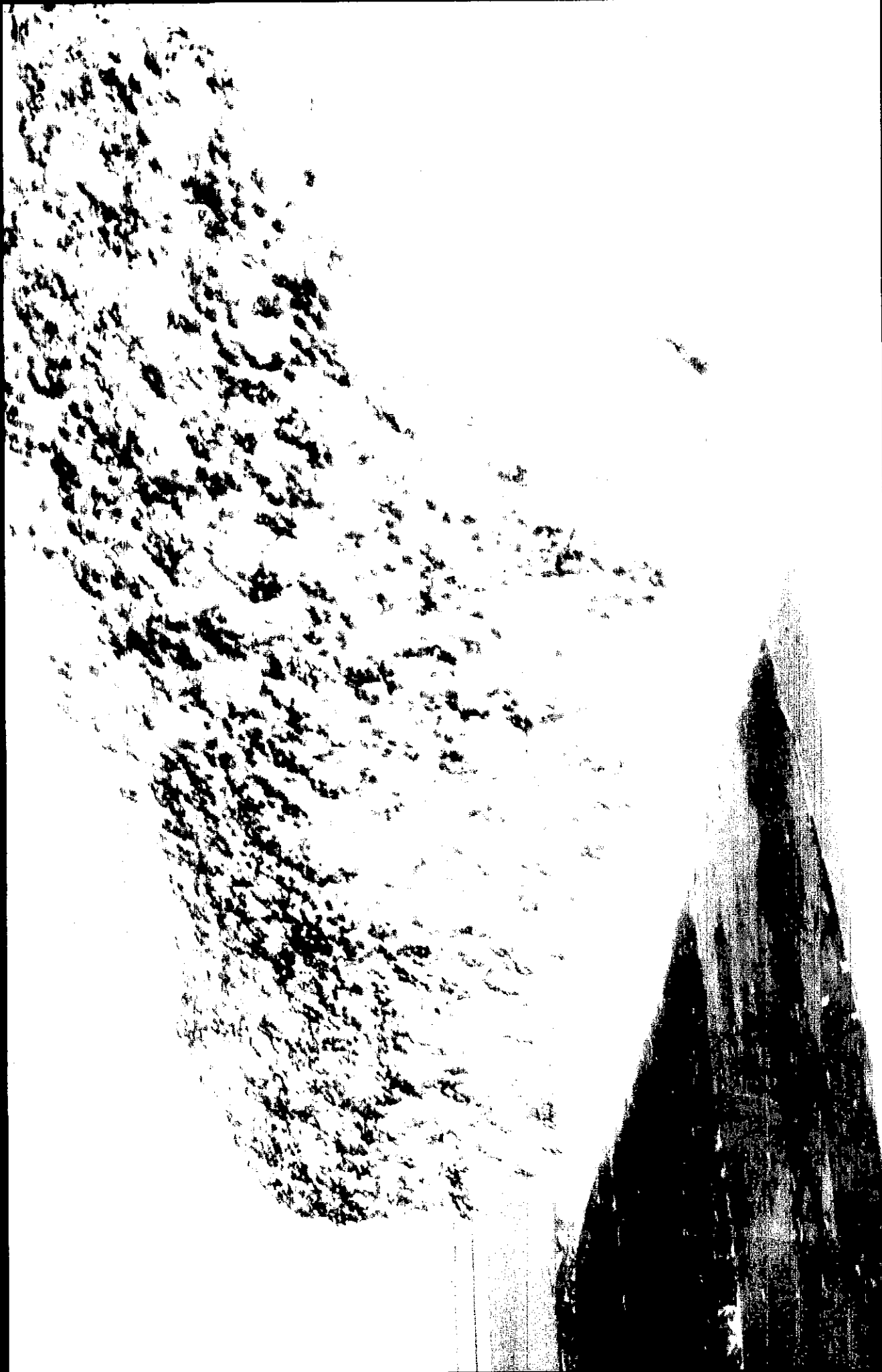
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17A

Ref CX SA





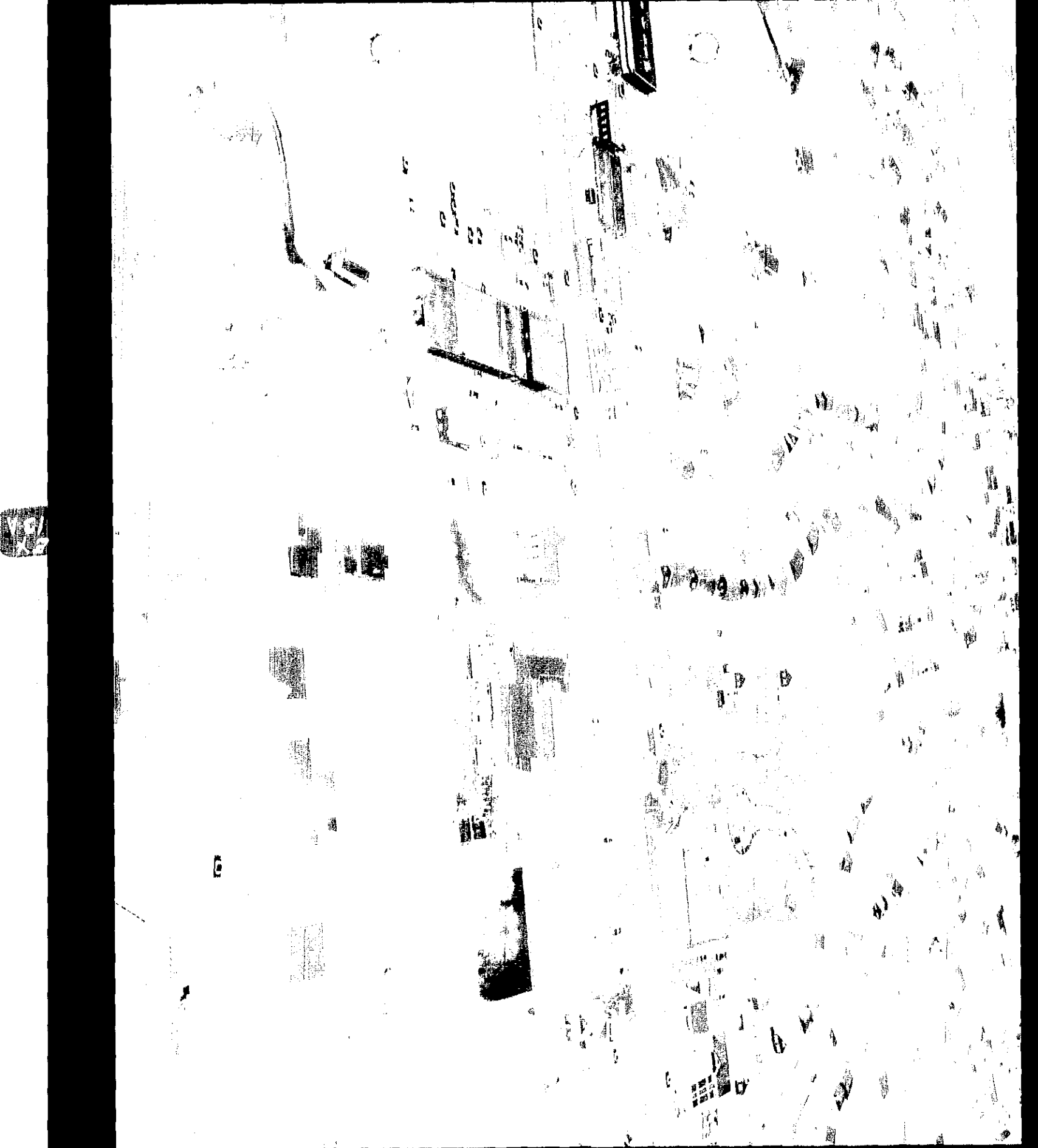
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1985



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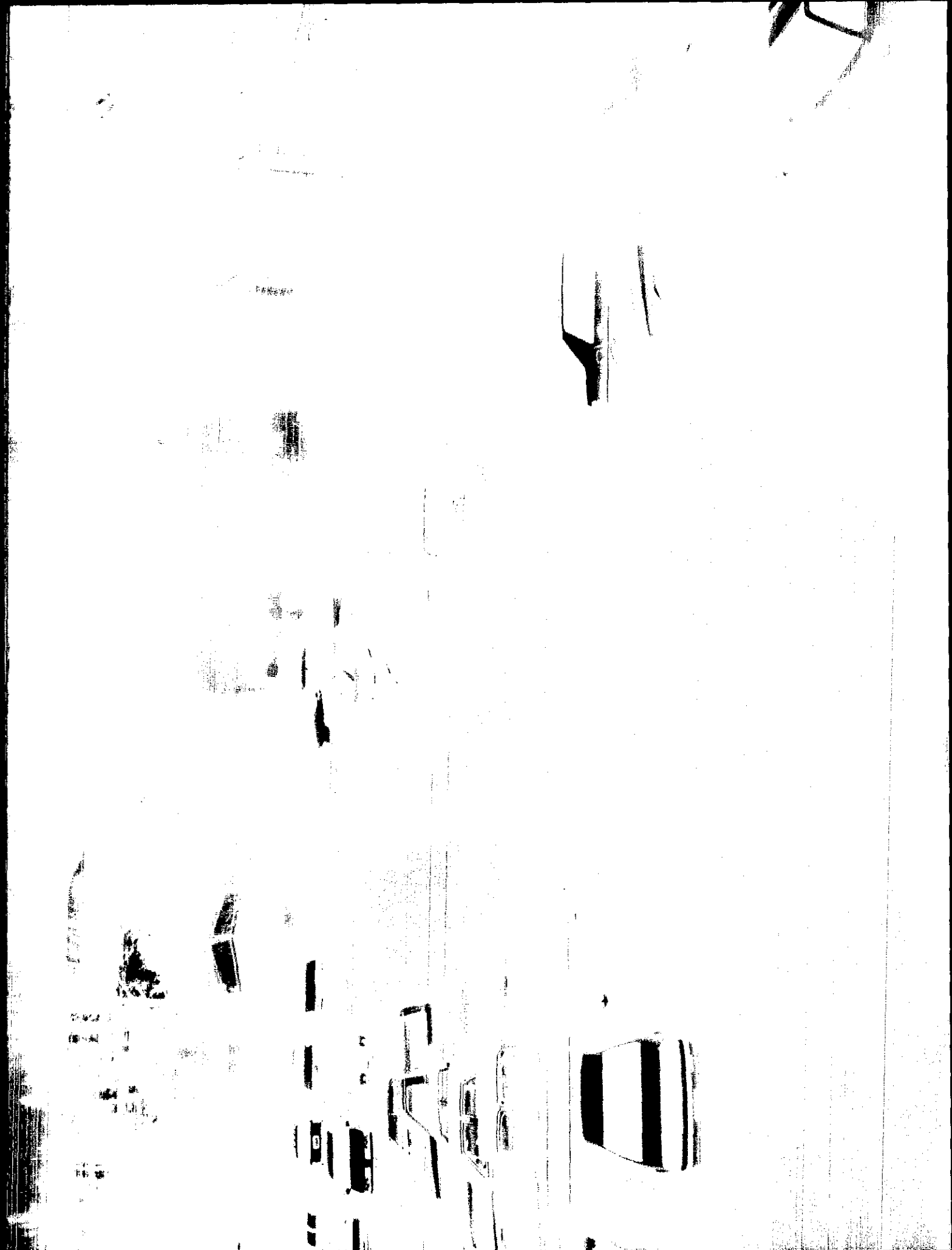


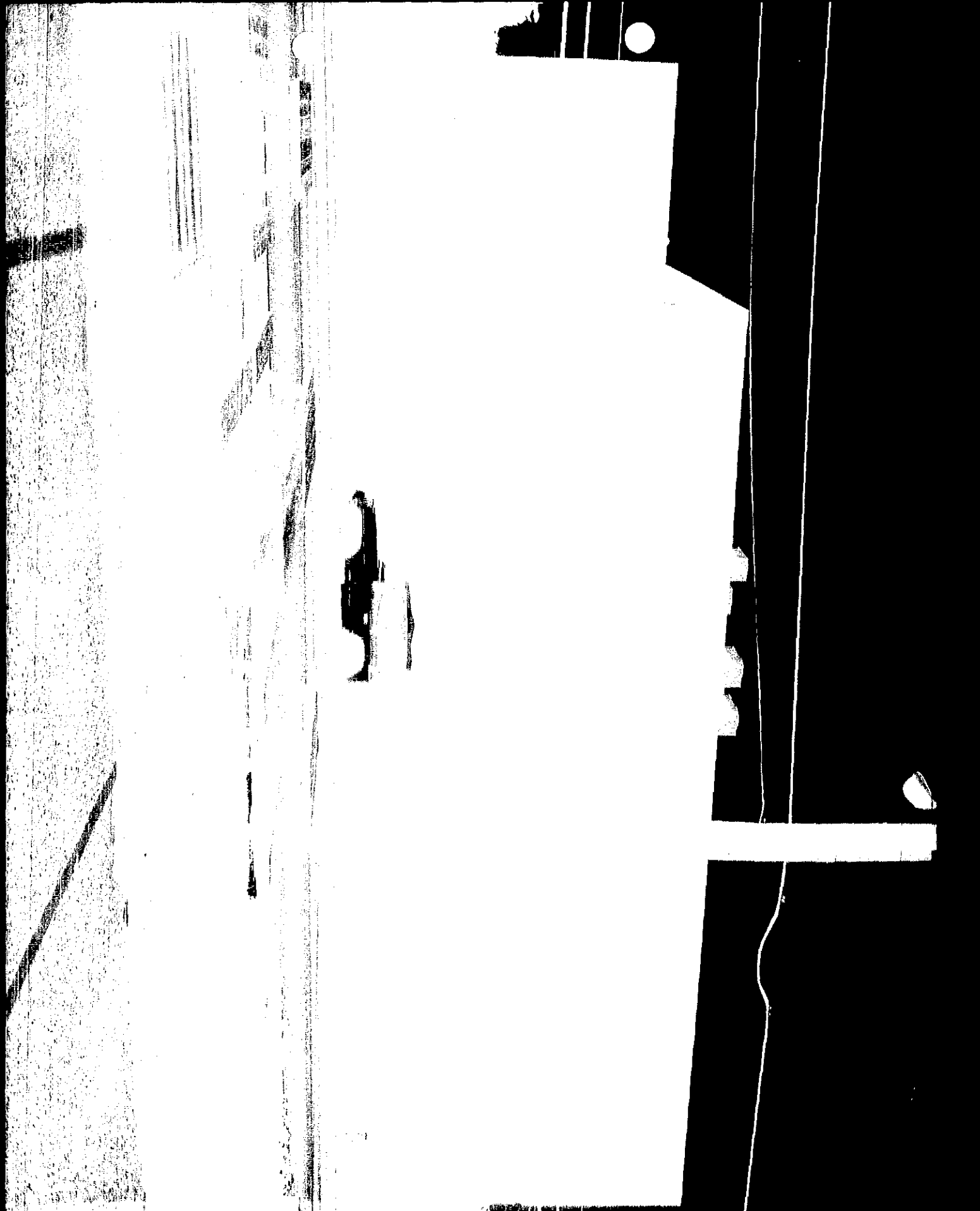
EX
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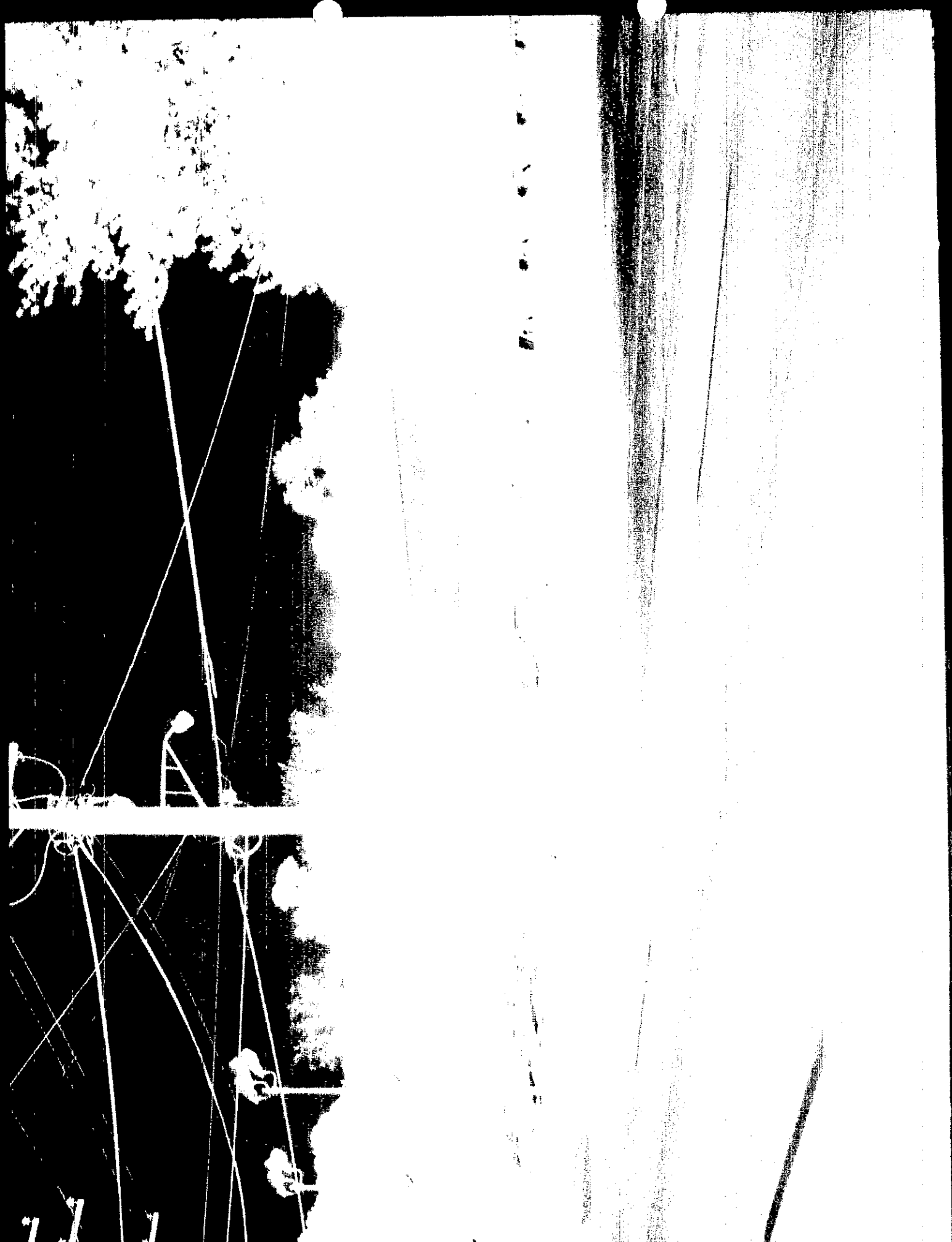


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10/15







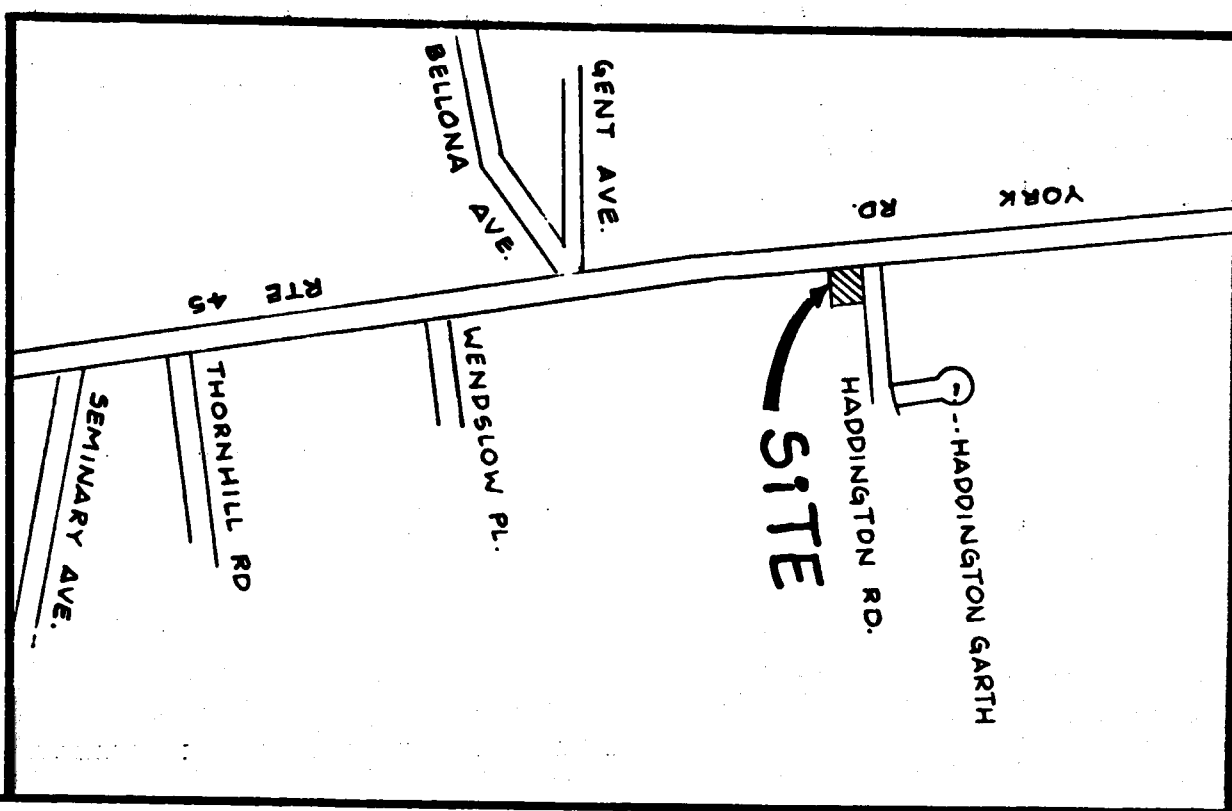
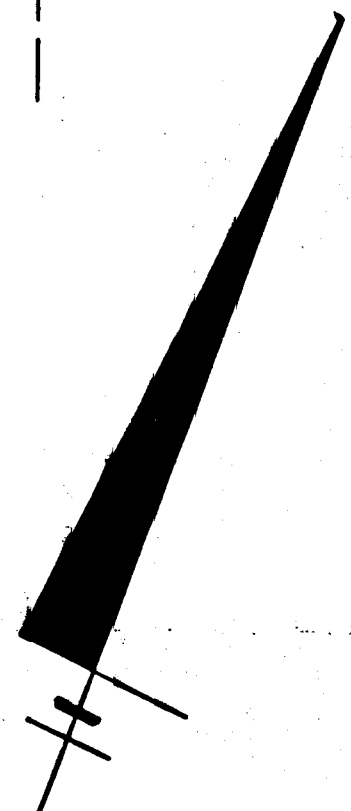
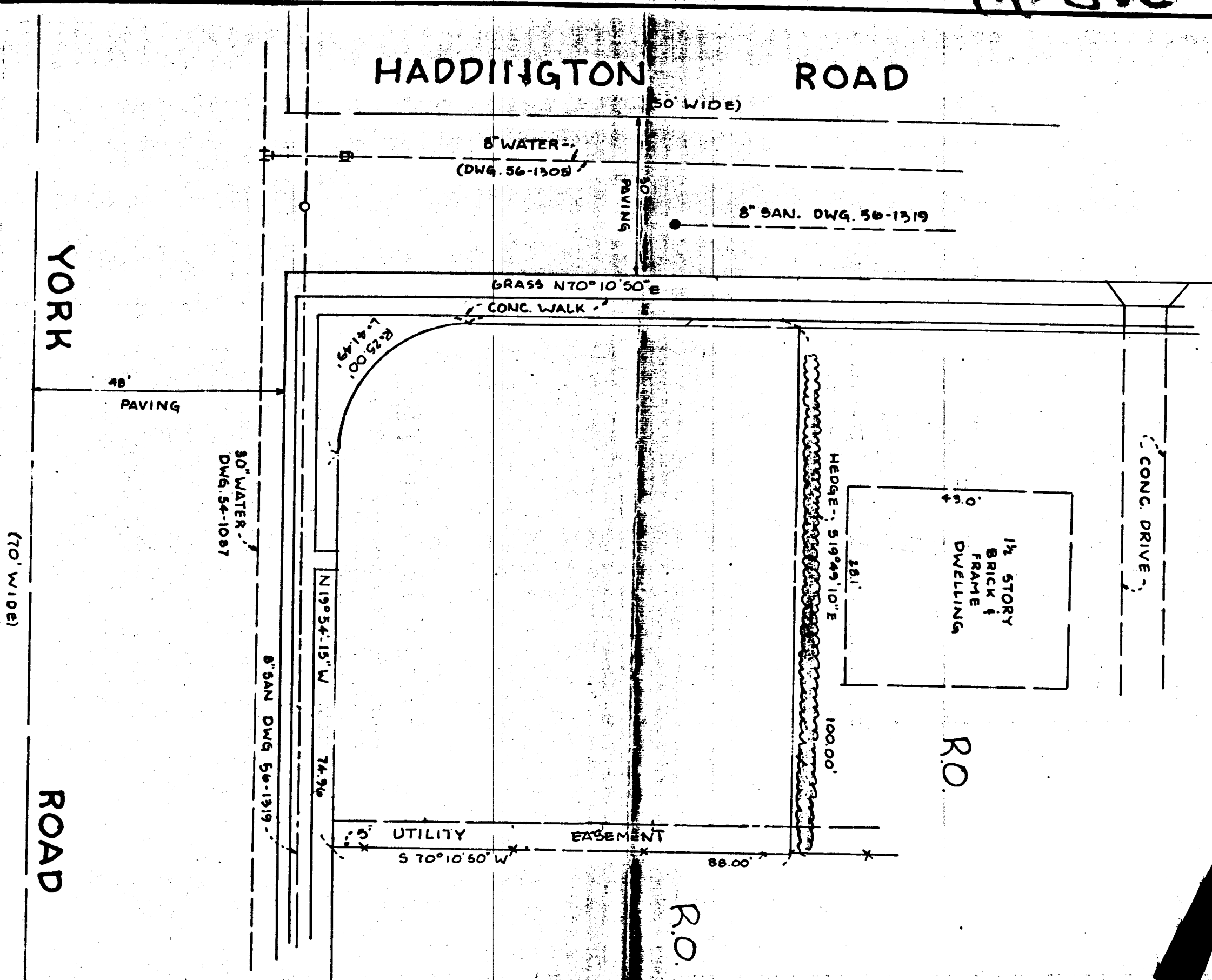
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7.1 1

47
100



492-803-P



GENERAL NOTES

ENTIRE AREA IS COMPOSED OF JPC2 SOILS
COUNCILMANIC DISTRICT: 4TH
CENSUS TRACT: 4092
ELECTION DISTRICT: 8TH
CURRENT ZONING: R.O. M.U./2-B
AREA OF SITE: 8,666 SQ. FT.
DEED REFERENCE: 6809/0692

PLAT FOR
SPECIAL HEARING



OWNER • DEVELOPER
GEORGE P. KARAGEORGOS
1623 YORK RD BALTO CO., MD
825-1411

WELLMAN LARSON & ASSOCIATES INC.

Town, Maryland 21204
823-3335
DATE 06/05/89
SCALE 1"=20'

#388

